REGIONAL PLANNING COMMISSION MEETING MINUTES

Thursday, June 18, 2026 at 5:30p.m.
City Hall, 415 Broad Street, Montgomery-Watterson Boardroom

This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

I. INTRODUCTION AND RECOGNITION OF VISITORS

Members Present: Sharon Duncan, Tim Lorimer, Gary Mayes, Candice Hilton, Tim Dean, Jason Snapp, Curtis Montgomery, BJ Walsh

Members Absent: Chip Millican

Staff Present: Ken Weems, AICP, Jessica McMurray, Lori Pyatte, Sam Cooper, Garret Burton, Bart Rowlett, Jessica Harmon

Visitors: Marcy Walker, Alison Winters, Walt Hillis, Red Kennedy, Bobby Ball, Todd Murray, Tony Deel, Steve Grier, Steven Litz. Ethan Beatley, Joel Bishop, Daniel Wunley, Melvin Williams, Justin Tycerbyfill, Tom Slagle, Sharon Glass, Steve Watson, Jacyln Watson, Linda Newman, Chrisli Gibson, Nancy Jett, Susan Bishop, Beth Ashbrook, Grant Summers, Catherine Morenings, Pat Justis, Jeanette Keese, John Keese, Robert Jones, Stella Jones, Chris Jones, Hardy Jennell, Daniel Bird, Randy Roasch, Billie Barnette, Brad Kingly, Walter Taylor, Davis Robertson, Gary Bryant, Jackie Millsap, Wenell Millsap, Jody Stewart, Elyjah Pendleton, Lucas Grindstaff, Charlie Scott, Hannah Rasnick, Tony Culvar, Browder Hewly, Mark Hunt, Ethan Chambers, Timothy Purkey, Elizabeth Lane, Ron Ward, Charlie Miller, Jeff Ferrell, Brad Kroger, Danny Karst, Angie Stanley, Robert Kazie, Sue Robertson

II. APPROVAL OF THE AGENDA

A motion was made by Tim Lorimer, seconded by Gary Mayes, to approve the agenda as presented. The motion passed unanimously, 8-0.

III. APPROVAL OF MINUTES

1. Approval of the May 18, 2026 Work Session Minutes

2. Approval of the May 21, 2026 Regular Meeting Minutes

The Commission reviewed the minutes. A motion was made by Gary Mayes, seconded by Candice Hilton, to approve the minutes of the May 18, 2026 work session and May 21, 2026 regular meeting minutes. The motion was approved unanimously, 8-0.

IV. CONSENT AGENDA

Consent items are those items that have previously been brought before the Planning Commission, which have been reviewed by the Planning Commission in previous meetings or work sessions or are minor subdivisions and final plats not requiring any variances.

1. Fieldcrest Acres Phase 2 (PD26-0070) The Commission is requested to accept an irrevocable letter of credit for the remaining improvements for Fieldcrest Acres Phase 2 and release the existing irrevocable letter of credit for Fieldcrest Acres Phase 2. Staff noted that this letter of credit for Integrity Building Group currently is for $45,792 and the corresponding bond estimate has been reduced to $34,344. Staff recommends releasing the letter of credit for $45,792 and accepting the new $34,344 letter of credit in its place. Staff noted that the new performance date of the letter of credit will be March 18, 2027 with an expiration of June 18, 2027. No official action was taken.

2. Fieldcrest Acres Phase 1 (PD25-0125). The Commission is requested to release the current Subdivision Bond for Fieldcrest Acres Phase 1. Staff noted that the work encompassed in this bond from DR Horton has been satisfied. Staff stated that the bond had totaled $256,656.60 and encompassed sidewalk construction. Staff recommended releasing the bond. No official action was taken.

A motion was made by Gary Mayes, seconded by Curtis Montgomery, to approve the consent agenda as presented. The motion passed unanimously, 8-0.

V. UNFINISHED BUSINESS

VI. NEW BUSINESS

1. Granby Place ILOC Extension with Increase (RESDEV26-0116) The Commission is requested to approve a one year extension and increase of the irrevocable letter of credit for Granby Place. Staff noted that the bank securing this letter of credit has stated it is unwilling to increase the amount of the letter. Staff noted that without the remaining improvements being completed, this request will turn into a declaration of forfeiture of the funds from Powell Valley Bank. Staff noted that the potential for the funds to be forfeited has been communicated to both Developer Jody Stewart and also to Powell Valley Bank. Staff stated that the existing letter of credit amounts to $130,551.14 and expires on June 30, 2026. Staff confirmed that the work has still not been completed. Tim Lorimer made a motion, seconded by Curtis Montgomery, to adopt the resolution calling the irrevocable letter of credit for the Granby Place Subdivision. The motion passed unanimously, 8-0.

2. The Arbor Phase 2 Final Plan (Pd26-0109) The Commission is requested to grant final plan approval for The Arbor Phase 2. Staff stated that the development contains 47 multifamily units. Staff noted that the density of the development is 4 units per acre, which is well within the PD density guidelines. Staff noted that the site contains a total of 6.6+ acres of open space. Staff stated that the Commission approved a sewer easement abandonment for this site one year ago. Staff noted that two guarantees are associated with this development and their approval will be directly after this final approval. Jason Snapp made a motion, seconded by Gary Mayes, to grant final approval of the Arbor Phase 2 Final PD Plan. The motion passed unanimously, 8-0.

3. The Arbor Phase 2 Surety Instrument (PD26-0109) The Commission is requested to accept a surety instrument for the remaining improvements for The Arbor Phase 2. Staff noted that the bond estimate for the Land Star Development, LLC portion of the guarantee for The Arbor Phase 2 is $320,809.88. Land Star Development, LLC intends to use a bond for the guarantee with an expiration date of June 18, 2027 and a performance date of March 18, 2027. Gary Mayes made a motion, seconded by Candice Hilton, to approve the bond for The Arbor Phase 2 in the amount of $320,809.88. The motion passed unanimously, 8-0.

4. The Arbor Phase 2 Surety Instrument (PD26-0109) The Commission is requested to accept a surety instrument for the remaining improvements for The Arbor Phase 2. Staff noted that the bond estimate for the D.R. Horton portion of the guarantee for The Arbor Phase 2 is $154,622.18. D.R. Horton intends to use a bond for the guarantee with an expiration date of June 18, 2027 and a performance date of March 18, 2027. Jason Snapp made a motion, seconded by Tim Lorimer, to approve the bond for The Arbor Phase 2 in the amount of $154,622.18. The motion passed unanimously, 8-0.

5. Magnolia Ridge Plan Amendment (MINSUB26-0142). The Commission is requested to approve an amendment to the Magnolia Ridge development plan. Staff noted that the Magnolia Ridge Development desired to add on some of its common area to the back of several lots that front Ohara Ct. Staff noted that this action removes the open space designation from that PD plan and also approves the lot expansions. Candice Hilton made a motion, seconded by BJ Walsh, to grant amended Magnolia Ridge PD plan approval. The motion passed unanimously, 8-0.

6. Gibson Mill Road Rezoning (REZONE26-0111). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of the rezoning request from R-1B to R-3. Staff identified the vicinity of the request, fronting along Gibson Mill Road. Staff stated that the R-3 request aligns with the Compact Neighborhood land use plan designation for the property and area. Staff noted that both public water and sewer are available to the property. Staff noted the proposed use of a duplex for the site. The Chairman opened the public commend portion of the item. Ms. Susan Bishop stated that many individuals in the neighborhood are opposed to the rezoning request. Mr. Danny Karst stated that his team is looking to place a new structure on the lot and be a good neighbor. A motion was made by Gary Mayes, seconded by Tim Lorimer, to send a positive recommendation to the Board of Mayor and Aldermen. The motion passed unanimously. 8-0.

7. Airport Parkway Rezoning (REZONE26-0083). The Commission is requested to send a positive recommendation to the Board of Mayor and Aldermen in support of approving a rezoning request from the MX District to the M-2 District. Staff identified the location of 49 acre site along Airport Parkway. Staff stated that the purpose of the rezoning is to expand rock quarry operations from the abutting parcel. Staff noted that the proposal contains a 100 foot width of land around the rezoning area to be used as a buffer strip. Staff noted that the proposal conforms as an appropriate use in the manufacturing and warehousing placetype from the future land use plan. Staff stated that opposition from the surrounding neighborhood has been received. Staff acknowledged the letter from the Sullivan County School Board addressed to the Commission about the rezoning effort and their concerns. The Chairman opened the public comment part of the item. Eight individuals spoke in support of the item, citing the need for material services, employment, and good neighbor practices of the quarry. Eleven individuals spoke in opposition to the rezoning request, citing vibration damage to homes, fear of general quarry impact on the adjacent school, dust, traffic, and scenery impact. Gary Mayes made a motion, seconded by Candice Hilton, to send a negative recommendation on the rezoning to the Board of Mayor and Aldermen. This motion failed 3-5, with Gary Mayes, Candice Hilton, and BJ Walsh voting in support of the motion. A motion was made by

Jason Snapp, seconded by Tim Lorimer, to send a positive recommendation in support of approving the rezoning to the Board of Mayor and Aldermen. The motion passed 4-3-1, with Tim Lorimer, Jason Snapp, Sharon Duncan, and Curtis Montgomery voting for the motion and Tim Dean abstaining from the item.

VII. OTHER BUSINESS

1. Approved Subdivisions

VIII. PUBLIC COMMENT

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes. No public comment was received.

IX. ADJOURN

The meeting adjourned at 7:13p.m.